

Carroll Avenue

Ferndown, Dorset BH22 8BP



HEARNES

WHERE SERVICE COUNTS



“A superbly positioned 3,000 sq ft family home occupying a good size secluded plot measuring approximately 1/4 acre, whilst tucked away in a sought after and convenient town

FREEHOLD GUIDE PRICE £850,000

This extremely spacious and conveniently located five bedroom, two bathroom, one shower room, four reception room detached family home has a secluded south facing garden, large private front garden, driveway providing generous off road parking and large detached double garage, whilst occupying a plot measuring approximately ¼ of an acre.

This superbly positioned 3,000 sq ft family home offers light, spacious and versatile accommodation and has the potential for an annexe to be created within the current accommodation, if so desired, with a small amount of alteration. Carroll Avenue is regarded as arguably one of the most sought after locations within Ferndown and the property is conveniently located approximately 400 metres from Ferndown's town centre.

Ground floor:

- 30ft Spacious **entrance hall** with Moduleo flooring
- **23ft Dual aspect lounge** with double glazed French doors leading out onto the front garden and double glazed window to the side aspect. An attractive focal point of the room is a living flame, coal effect gas fire with quartz inset and wooden surround
- **Office/music room** enjoying a pleasant outlook over the front garden
- **Dining room** with ample space for 8 seater dining table and chairs and a box bay window with double glazed door leading out onto a private side patio and Moduleo flooring
- **16ft Kitchen** incorporating roll top worksurfaces, base and wall units, integrated oven, grill, hob and extractor, fridge/freezer and dishwasher and attractive tiled splashbacks, tiled floor with underfloor heating, double glazed window overlooking the rear garden and double glazed door giving access
- Good size **utility room** with wall mounted gas fired boiler, work tops, space for freezer, recess and plumbing for washing machine, tiled floor
- **Family room** with a box bay window to the side aspect, Moduleo flooring and stairs rising to the first floor
- **Shower room** finished in a white suite incorporating a corner shower cubicle, pedestal wash hand basin, WC, fully tiled walls and flooring
- **Bedroom one** is a double bedroom
- **Dressing room** with excellent range of fitted wardrobes and double glazed door leading out into the rear garden
- Spacious **en-suite bathroom/shower room** incorporating a corner shower cubicle with chrome raindrop shower head and separate shower attachment, panelled bath, WC with concealed cistern, wash hand basin and vanity storage beneath, fully tiled walls

First floor:

- **20ft Landing/study area** which is large enough for a large sofa
- **Bedroom two** is a generous size double bedroom enjoying a dual aspect with double wardrobe
- **Bedroom three** also enjoys a dual aspect with fitted double wardrobe
- **Bedroom four** is also a double bedroom with fitted double wardrobe enjoying a dual aspect
- **Bedroom five** is again a double bedroom with velux window and useful storage cupboard
- **Spacious family bathroom/shower room** finished in a stylish white suite incorporating a corner shower cubicle with chrome raindrop shower head and separate shower attachment, panelled bath, wash hand basin with vanity storage beneath, WC with concealed cistern, fully tiled walls

EPC RATE: D

COUNCIL TAX BAND: F



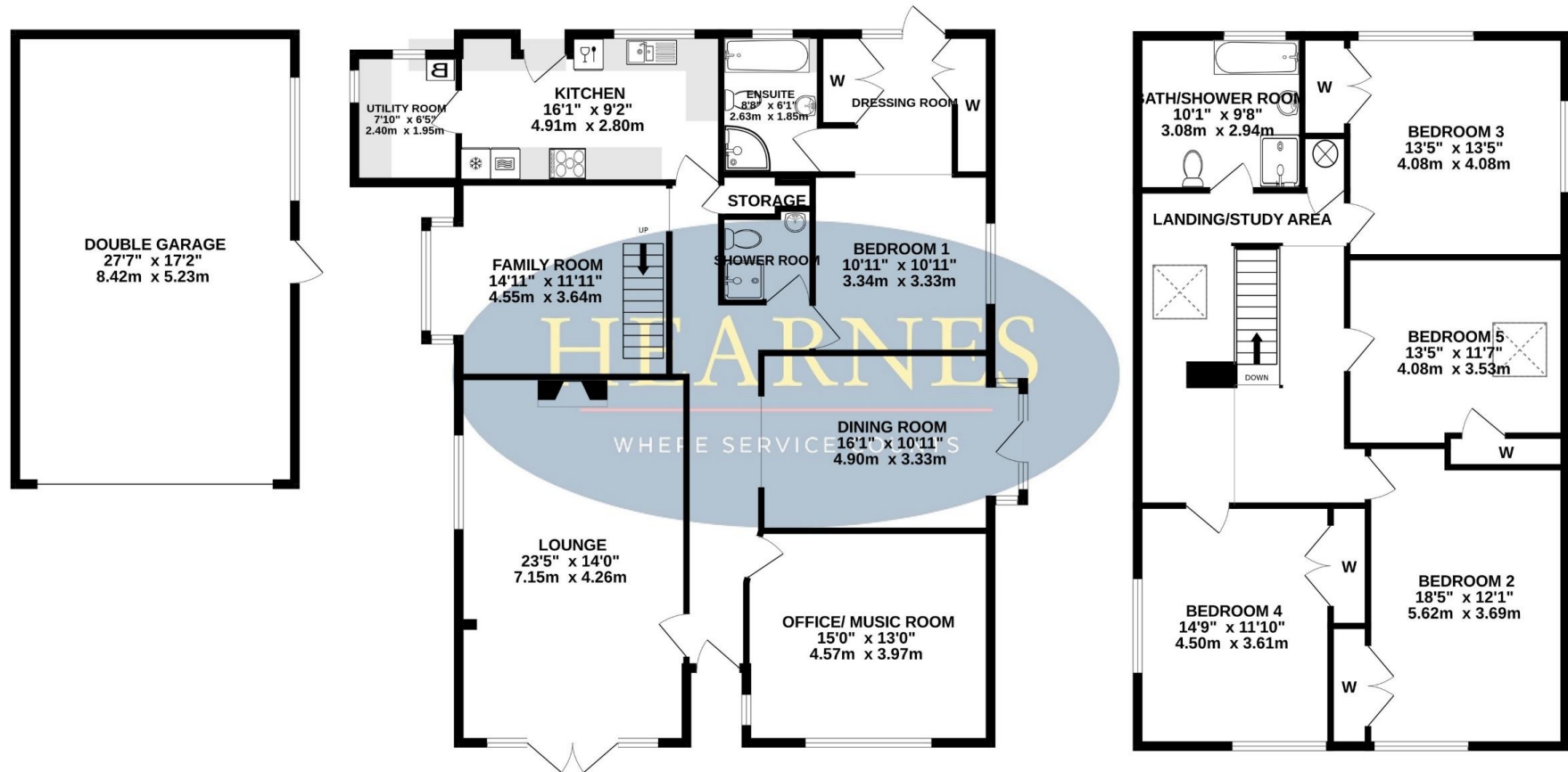




NOT LOCATED IN EXACT
POSITION
474 sq.ft. (44.0 sq.m.) approx.

GROUND FLOOR
1471 sq.ft. (136.7 sq.m.) approx.

1ST FLOOR
1142 sq.ft. (106.1 sq.m.) approx.



TOTAL FLOOR AREA : 3087 sq.ft. (286.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Outside

- **The rear garden** faces a southerly aspect and measures approximately 70ft x 40ft and offers an excellent degree of seclusion
- Adjoining the rear of the property there is a **large porcelain paved patio** with the remainder of the garden predominantly laid to lawn. A porcelain path continues down to a secluded area of side garden and a side gate
- The property is approached via a **gravelled driveway** which provides generous off road parking for several vehicles and in turn leads down to a larger than average detached double garage
- There is a good sized area of front lawn measuring approximately 75ft x 70ft
- A larger than average **detached double garage** has an up and over door, light and power, window and side personal door, this has fantastic potential to be converted (subject to necessary planning permissions)
- **Further benefits include;** underfloor heating in the kitchen, double glazing and a gas fired heating system

Carroll Avenue is regarded as one of the best roads in Ferndown with a variety of substantial detached properties as well as some lovely apartments. Ferndown itself offers an excellent range of shopping, leisure and recreational facilities. Ferndown also has a Championship golf course on Golf Links Road.



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